

EQUITY MECHANISM DISCUSSION

The following assumptions could serve as a basis for establishing the framework for Equity Mechanisms:

Program Assumptions

- The General Plan should function independently from PDR or TDR programs
- Equity Mechanisms would be implemented through adoption of a separate ordinance (e.g., Zoning Ordinance, Resource Protection Ordinance)
- Participation in a PDR or TDR program would be voluntary
- Utilize an “enrollment period” to determine initial interest or demand
- County staff would identify and prioritize (with public input) potential areas for purchases of development rights
- PDR priority areas would be similar to pre-approved mitigation lands for MSCP or lands with active agriculture
- “Base Development Yield” should be the actual yield determined by using the current general plan parcel sizes (density), less site constraints and other applicable regulatory codes and ordinances (e.g., zoning ordinance, resource protection ordinance, groundwater ordinance)
- The value of development credits (rights) will vary in different parts of the unincorporated area. An appraisal or development analysis would be required in order to determine the residual land value of a development credit (e.g., residual land value is derived by subtracting all development costs for a lot)
- Entitlement costs should also be subtracted when determining values for purchased or transferred development rights
- Permanent Conservation Easements would be established on lands where development credits had been purchased or transferred
- TDR programs should be limited in both their scale and scope to those areas that have homogeneous characteristics (e.g., Ramona Grasslands)
- Equity mechanisms are limited to areas where density has been reduced to 1du/10 acres or lower